

FOR SALE FREEHOLD WITH VACANT POSSESSION

16 - 22 ABBEY STREET

Nottingham, NG7 2PD



Key Highlights

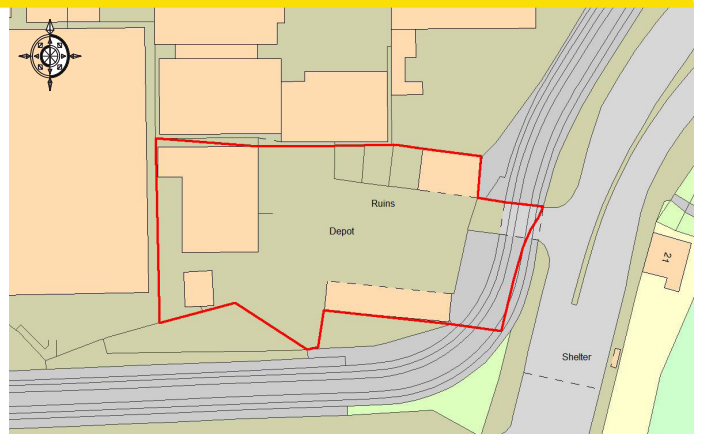
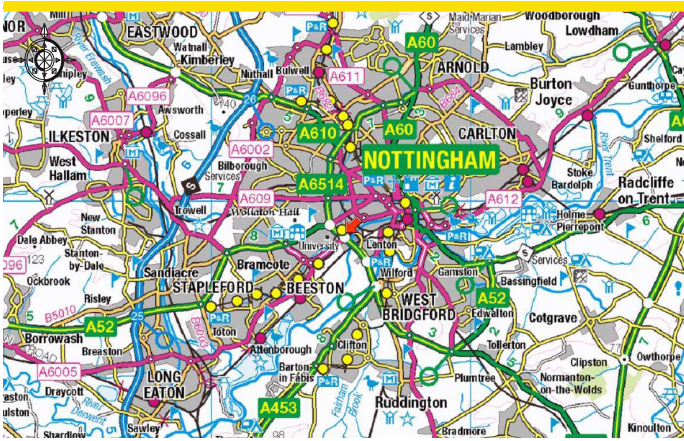
- Rare opportunity with development potential (STPP)
- Circa 0.259 hectares (0.641 acres)
- Prominent roadside frontage
- Potential income stream from existing buildings

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Location

Nottingham is a major city in the East Midlands, within the heart of England with excellent transport links, rapid access to the Motorway system, a major railway station and a comprehensive public transport network. The city lies approximately 128 miles north of London, 51 miles north east of Birmingham and 73 miles south of Leeds. Road communications are excellent with the M1 providing routes north and south and the A50 giving a direct link to Derby and the west. The train station located to the south of the city centre provides direct trains to London St Pancras International Train Station with a journey time of approximately 1 hour 41 minutes.

Nottingham has a population of approximately 305,680 (2011 census), with an average of over 62,000 full time students living across two universities. The local economy employs more than 300,000 people, and is growing at a faster rate than regionally or nationally. It is also one of the UK's top 10 retail centres and one of only six designated Science Cities within the UK.

Situation

The property occupies an extremely prominent position fronting Abbey Street (A6005) in the Lenton district, west of the City Centre.

The immediate vicinity has experienced significant redevelopment both in terms of residential based schemes and the Nottingham University Academy of Science (NUAST). In addition, the Queens Medical Centre is within close proximity.

Transport communications are excellent with Clifton Boulevard (A52), a short distance to the south and Gregory Street Tram stop within walking distance to the east on Lenton Lane.

Description

The property comprises a variety of workshop buildings arranged around the perimeter of the site with central hardstanding and on a self-contained site with gated access directly off Abbey Street.

The workshops are of brick and framed construction incorporating multiple loading doors and fitted out to a varying specification.

In total the site extends to circa 0.259 hectares (0.641 acres).

Accommodation

Measured on a gross internal basis and in accordance with the RICS Code of Measuring Practice, published in August 2007 (6th Edition) as updated.

FLOOR AREA	SQ FT	SQ M
Ground Floor	5,338	495.9

The above floor areas are for guidance purposes only.

Rates

We are advised that the property has been assessed as follows:

Rateable Value (2017)	£12,250
Rates Payable (2019/2020)	£6,014.75

Price

Offers are invited at in excess of £750,000, exclusive.

VAT

VAT is applicable to this transaction.

Viewing

Strictly by appointment with the sole agent Savills.

Contact

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